

**MINUTES**  
**YANCEYVILLE PLANNING BOARD MEETING**  
**March 15<sup>th</sup>, 2017**  
**5:15 PM**

The meeting of the Planning Board was held at the Yanceyville Municipal Services Building on March 15<sup>th</sup>, 2017 at 5:15 p.m.

**Board members present:** Fred Smith- Chairman, Patricia Price-Lea- Vice-Chairwoman, Darrell McLean, and Layton Everitt.

**Members absent:** Sylvia Johnson

**Also, present:** Brian Collie -Town Manager/Clerk

**1. Call to Order**

Chairman Smith called the meeting to order at 5:15 PM.

**2. Approval of Minutes- February 15<sup>th</sup>, 2017**

After short review Chairman Smith asked for a motion to approve the Yanceyville Planning Board minutes from February 15<sup>th</sup>, 2017 as presented. Vice-Chairwoman Lea made a motion to approve the Yanceyville Planning Board minutes as presented. The motion was seconded by Mr. Everitt and passed with a unanimous vote.

**3. Zoning Amendment Request – The BTR Communities Group, LLC- Bill Scantland, Managing Member**

Town Manager Collie stated that an application for re-zoning of two tracks of land US Hwy 158 W and 125 NC Hwy Old 86 owned by Lisa D. Pearman had been submitted by BTR Group on her behalf to the Town. The current zoning for US Hwy 158 W is RR-8 and 125 NC Hwy Old 86 is HB -highway business. Lisa Pearman, landowner is requesting that the zoning district be changed to R8 Residential Medium Destiny for multifamily housing unit.

Town Manager Collie introduced Bill Scantland, Managing Member from BTR Community Group, LLC to come before the Planning Board to discuss the Zoning Request. Mr. Scantland thanked the Planning Board for allowing him to come before them.

Mr. Scantland explained that BTR Group would be putting in an application with North Carolina Housing Finance Agency to obtain an allocation for the Low-Income

Housing Tax Credits for the 2017 cycle. The site purposed would be for 48 units. They would include one, two, and three bedroom units in two separate buildings with a community building as well. The target population for these units are families as opposed to just seniors. The targeted income would be 60% (about \$30,000 or so) of the average medium range for this county. Rent would be affordable. This a privately owned and operated housing. The Low-Income Housing Tax Credit is a competitive cycle program, and two-step process in North Carolina for Federal Tax Credits. Mr. Scotland explained that if BTR is successful with the application with the North Carolina Finance Agency they would be eligible for Tax Credits. The project would be about 6-7 million dollars, but with the Tax Credit it would bring in approximately 70 % of the equity needed for the project, this allows BTR to borrow less money which makes the debt service lower resulting in renting the units at a more affordable rate for families. Many households in the low -income bracket spend much more than 30% on rent and utilities which is a burden for families. Mr. Scantland explained that a market study is commissioned as part of the process. After the market study is complete adjustments can be made accordingly.

Mr. Smith asked about the use of Section Eight, Mr. Scantland replied that they are required to accept Section Eight Vouchers, further stating that the market study would show if there is a need in this area for the units.

Mrs. Price- Lea asked Mr. Scantland, why are you asking for zoning now instead of after May? Mr. Scantland replied, that it is required by the North Carolina Housing Finance Agency to have property zoned as well as provide documentation prior to applying for the program. Mrs. Price -Lea asked Mr. Scantland if the development is made for families, then why is there one bedroom units. Scantland replied that the program is broken down into developments that are designated for families or seniors. This development is for families which includes everyone including seniors. Mrs. Price -Lea asked Mr. Scantland would washer/dryer units be available. Mr. Scantland replied that each unit would have washer/dryer connections, and there would be units in the community building for residents to use as well.

Town Manager Collie asked Mr. Scantland has his group did any other projects like the proposed project he replied, yes one nearby Windridge Apartments in Roxboro NC with 60 units. Town Manager Collie also asked Mr. Scantland if he could provide photos prior to the Town Council meeting to show Council. Mr. Scantland also stated that Winfield Properties will be property managers of property. He closed with stating that he would provide the updated site plan, photos of other properties similar to the purposed property, and provide market study for Council as well.

Chairman Smith ask the Board to make a motion on the Zoning Amendment Request Mrs. Price- Lea made a motion to recommend re-zoning of parcels 0067 001 and 0067 229 be changed to R8 Medium Density. The motion was seconded by Mr. Mclean and passed with a unanimous vote.

**4. Other Business**

Chairman Smith stated that there was no further business to discuss at this time.

**5. Adjournment**

After no further business, Mr. Everitt made a motion to adjourn seconded by Vice Chairwoman Lea the motion passed with a unanimous vote four to zero vote.

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Respectively Submitted:

Fred Smith, Chairman

Brian Collie, Town Manager, and Kamara Graves, Assistant Town Clerk prepared the above minutes. They represent a brief description of those matters that were addressed at this meeting. A detailed account of this meeting is available for review on tape at the Yanceyville Municipal Services Building.